



City of Lee's Summit

220 SE Green Street Lee's Summit, Missouri 64063
(816) 969-1600 Fax (816) 969-1619

Commercial Final Development Plan Review

Date: Monday, August 20, 2012

To:

Applicant: DEGASPERI &
ASSOCIATES ARCHITECTURE

Email: jeff@kaikc.com

Fax #: <NO FAX NUMBER>

Engineer: WALLACE
ENGINEERING

Email: mamer@wallacesc.com

Fax #: <NO FAX NUMBER>

From: Hector Soto, Planner

Re:

Application Number: PL2012086

Application Type: Commercial Final Development Plan

Application Name: REECE & NICHOLS BUILDING

Location:

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Permitting and Plan Review Division of the Codes Administration Department at 816-969-1200.

Review Status:

Revisions Required: One or more departments have unresolved issues. See comments below to determine the corrections needed. Submit seven (7) copies of revised drawings, folded individually (or in sets) to 8-1/2" x 11" to Planning & Development. Revised plans will be reviewed within 5 business days of resubmittal.

Required Corrections:

| | | | |
|---------------------------|---------------------------------|---|-------------|
| Engineering Review | Gene Williams (816) 969-1812 | Senior Staff Engineer Gene.Williams@cityofls.net | Corrections |
|---------------------------|---------------------------------|---|-------------|

1. Plans were not sealed by a design professional (except the Landscape Plan). All plans must be sealed by a design professional licensed in the State of Missouri.

2. Two (2) plan sets were received. One was entitled "Final Development Submittal" and consisted on a Site Plan dated August 3, 2012 (Sheet C101) and a Landscape Plan dated August 3, 2012 (L101). The second set of plans was entitled "Permit Submittal-Final Development Submittal" dated August 3, 2012. The second set of plans has an additional "Site Plan" labeled as Sheet C106. Are the two (2) additional sheets meant to be added to this second set of plans? If so, then the "Site Plan" Sheet C106 should have the name changed to distinguish it from the "Site Plan" shown on Sheet C101.

3. Sight distance notes on both versions of the "Site Plan" (i.e., Sheet C101 and Sheet C106) are not correct. Please see previous comments related to the sight distance triangle.
4. It appears that the segmental wall proposed to the west of the building will be encroaching upon an existing 15 foot utility easement. Site Plan Sheet C106 states that the 15 foot utility easement will be vacated, but the Site Plan Sheet C101 states that the 10 foot utility easement will be vacated. Please correct the discrepancy on Sheet C101 (i.e., 10 foot versus 15 foot utility easement to be vacated).
5. The utility easement to the west of the building will need to be vacated prior to approval of this Final Development Plan.
6. Sheet C108 "Utility Plan": The curb inlets appear to be a non-standard design since they are not set back from the back of curb. Please change the standard detail on Sheet C111 to reflect the change from non-setback curb inlets.
7. Sheet C108 "Utility Plan": Since the building is greater than fifty (50) feet from the water main, and since an additional fire hydrant is required, the fire line must have a backflow prevention vault installed. This vault should be installed within five (5) feet of the easement or right of way, and a restrained valve should be installed prior to the backflow vault. The vault must be installed on the private side of the property. It appears that the small island to the west of the fire line connection would be an acceptable location for the vault. The fire line can also be used to feed the fire hydrant required by the fire department.
8. Sheet C109 "Storm Sewer": Please show the 10 year and 100 year hydraulic grade lines on the profile views of the storm lines.
9. Sheet C108 "Utility Plan": The sanitary sewer connection must be a minimum of five (5) feet from the manhole. As shown, it is approximately three (3) feet.
10. Sheet C111 "Standard Details": Please revise the standard detail for the curb inlet if non-setback curb inlets are being proposed (i.e., without transitions and without setbacks).
11. Sheet C112 "Standard Details Erosion Control": The City of Lee's Summit no longer allows trenched-in silt fence to be installed. Machine-laid silt fence using the slit method is required.
12. Sheet C110 "Standard Details": The sidewalk ramp shown in the profile view is not correct. A landing must be provided in accordance with ADA-standards at the top of the ramp. Please see KCAPWA standard detail SW-1 Type A for an explanation of the landing to be constructed for these perpendicular curb ramps. In addition, a tactile warning device is not warranted for the private entrances as should be deleted from the detail sheet.
13. Sheet C110 "Standard Details": An ADA-accessible sidewalk ramp should be shown to the north of the private driveway adjacent to Goodview. As proposed, the ADA-accessible ramp shown to the south of the private driveway leads to nowhere.
14. Approval of the Final Development Plan is contingent upon the approval of the separate Public Street Improvement plans and Sanitary Sewer Plans. Please coordinate with CFS Engineers on this issue.

15. An Engineer's Estimate of Probable Construction Costs must be submitted prior to approval of the plans. Please see our previous comment letter concerning items to be included in this estimate.

| | | | |
|------------------------|-------------------------------|-------------------------------------|-------------|
| Planning Review | Hector Soto (816) 969-1604 | Planner Hector.Soto@cityofls.net | No Comments |
|------------------------|-------------------------------|-------------------------------------|-------------|

| | | | |
|--------------------|----------------------------|--|-------------|
| Fire Review | Jim Eden (816) 969-1303 | Assistant Chief Jim.Eden@cityofls.net | Corrections |
|--------------------|----------------------------|--|-------------|

1. Fire Department-All building and life safety issues shall comply with the 2006 International Fire Code and local amendments as adopted by the City of Lee's Summit.

2. Fire Department-A fire hydrant shall be located within 100 feet of the fire department connection (FDC).

The FDC is approximately 178' from a hydrant. Relocate the FDC to the front of the building.

| | | | |
|-----------------------|--------------------------------|--|-------------|
| Traffic Review | Michael Park (816) 969-1820 | City Traffic Engineer Michael.Park@cityofls.net | Corrections |
|-----------------------|--------------------------------|--|-------------|

1. See previous comments. Remove the sight triangle notes from the plans or show them correctly. Sight triangle is determined based on AASHTO guide and reflective of the approaching speed limit, not just a 25' triangle.